

HOGAN ENGINEERING, PC

Civil and Structural Engineering

1721 Black River Boulevard

Rome, New York 13440

Ph (315) 338-5780

email jdi@twcny.rr.com



To: Mr. Kurt Haul, City Engineer
City of Watertown, Municipal Building
245 Washington Street, Room 305
Watertown, New York 13601

Date: October 28, 2013

Re: Site Plan Approval
Precision Wash
142 Eastern Boulevard

Dear Mr. Hauk,

Based on the comments by your Department, we are providing the following for distribution for the November Planning Board meeting:

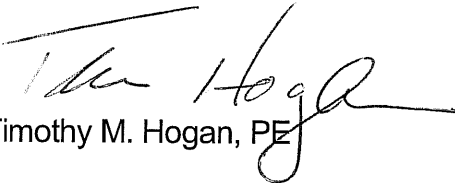
3 full sets & 13 reduced sets of Drawings including the following

Plan, survey, existing site, utilities, drainage, lighting, landscaping and
construction details.

If you have any additional question with regard to this information, feel free to contact us at any time.

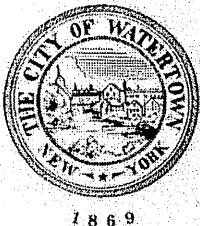
Sincerely,

HOGAN ENGINEERING, PC



Timothy M. Hogan, PE

Cc: Evergreen Family, FLP



**CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1**

**** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.**

PROPERTY LOCATION

Proposed Project Name: PRECISION WASH
Tax Parcel Number: 5-16-325.000
Property Address: 142 EASTERN BVD.
Existing Zoning Classification: COMMERCIAL (CD)

OWNER OF PROPERTY

Name: MULLINS PROPERTY
Address: 8 OXFORD ROAD
NEW HARTFORD, NY 13413
Telephone Number: PAT AGEN 315-794-3831
Fax Number: _____

APPLICANT

Name: EVERGREEN FAMILY, FLP
Address: PO BOX 4320
ROME, NY 13442
Telephone Number: 315-225-3910
Fax Number: _____
Email Address: DOND @ DAVIDSONAUTONET.COM

ENGINEER/ARCHITECT/SURVEYOR

Name: HOGAN ENGINEERING, PC
Address: 1721 BLACK RIVER BLVD, SUITE 300
ROME, NY 13440
Telephone Number: 315-338-5780
Fax Number: _____
Email Address: JDI @ TWCNY.RR.COM

PROJECT DESCRIPTION

Describe project and proposed use briefly:

REDEVELOP AN EXISTING LOT PARCEL OF
THE NORTHLAND PLAZA LOCATED ON EASTERN
BLVD. CONSTRUCT A FIVE BAY CAR WASH

Is proposed Action:

☒ New

☐ Expansion

☐ Modification/Alteration

Amount of Land Affected:

Initially: 0.74 Acres Ultimately: 0.74 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

☒ Yes

☐ No

If no, describe briefly

What is present land use in vicinity of project?

☐ Residential

☐ Industrial

☒ Commercial

☐ Agriculture

☐ Park/Forest/Open Space

☐ Other

Describe:

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

☒ Yes

☐ No

If yes, list agency(s) and permit/approval(s)

CITY OF WATERTOWN, JEFFERSON COUNTY, NYSDOT

Does any aspect of the project have a currently valid permit or approval?

☐ Yes

☒ No

If yes, list agency(s) and permit/approval(s)

As a result of proposed project, will existing permit/approval require modification?

☐ Yes

☒ No

Proposed number of housing units (if applicable): N/A

Proposed building area: 1st Floor 3,300 Sq. Ft.

2nd Floor _____ Sq. Ft.

3rd Floor _____ Sq. Ft.

Total 3,300 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities and storage: 550 Sq. Ft.

Number of parking spaces proposed: 20 MIN.

Construction Schedule: NOVEMBER 2013 - APRIL 2014

Hours of Operation: 24 HOURS PER DAY, 7 DAYS PER WEEK

Volume of traffic to be generated: 150 ADT

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) TIMOTHY M. HOGAN, PE ^{ENGINEER FOR} EVERGREEN FAMILY, LLP

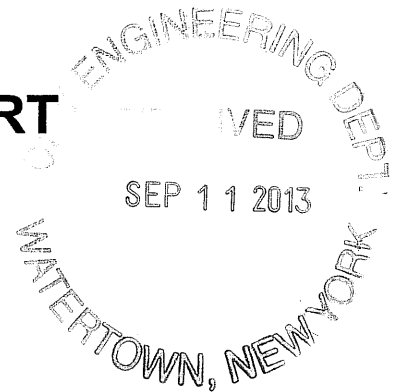
Applicant Signature Timothy M. Hogan Date: 7/11/13

SITE REVIEW and ENGINEERING REPORT

PRECISION WASH

**142 Eastern Boulevard
Watertown, New York**

September 10, 2013



A handwritten signature, likely of Timothy M. Hogan, written in black ink to the right of the professional seal.

HOGAN ENGINEERING, PC
Civil and Structural Engineering
Rome, New York

SITE- 142 Eastern Boulevard, Watertown, New York

APPLICANT:

EVERGREEN FAMILY, FLP
PO Box 4230
Rome, New York 13442

PROPERTY OWNER:

MULLINS PROPERTIES
8 Oxford Road
New Hartford, New York 13413

ENGINEER:

HOGAN ENGINEERING, PC
1721 Black River Boulevard
Rome, New York 13440
Ph (315) 338-5780

PROJECT

Redevelop an existing out parcel of the Northland Plaza located on Eastern Boulevard, Watertown, New York. Construct a five bay car wash on approximately 0.74 acres of land. The car wash building, including mechanical room, will be approximately 20 feet high, 33 feet wide and +/- 100 feet long.

The car wash facility will be open 24 hours per day, seven days per week. The vehicles bays, two self-service and three automatic car wash, will be self operated by the customer. In addition, the site will have a vacuum island with vending machines to supply coin exchange and car care products.

The site will be maintained daily with interim site visits by the facility personnel.

As note to the reader, two other Precision Wash facilities are located in the Watertown Area, a six bay unit on Coffeen Street and a four bay unit on US Rte 11, between Gillette Road and County Route 232.

TAX PARCEL
No. 5-16-325.000

ZONING DISTRICT

Existing Zoning: City of Watertown, Commercial District (CD)

Proposed Zoning: No change

PARCEL DIMENSIONS

Frontage: Eastern Boulevard: 120 feet +/-

Depth: 270 feet +/-

Acreage: 0.74 acre +/-

ZONING SET BACK REQUIREMENTS

City of Watertown- Commercial Zone, Redevelopment

Front: none

Side: 5 feet

Rear: 25 feet

Coverage: 80% maximum

Preliminary layout of the structure indicates that all building setbacks comply with local requirements set forth by the City of Watertown.

The site is located on the south west corner of the intersection of Eastern Boulevard and Columbus Street. The egress to and from the parcel will be from the rear half of the site. Vehicle will approach from the Plaza entrances of Columbus Street and Hinds Avenue.

TOPOGRAPHY

The parcel consists of approximately 0.74 acres of predominately flat sloping land. The existing site is primarily covered with an asphalt wearing surface and crushed stone. Grading contours indicate that the site originally sloped downward generally in a easterly direction.

BUILDING

The added structure will be approximately 33 feet wide by 100 feet long. The exterior construction will consist of concrete masonry units with a wood truss roof system. The eave height will be approximately 12 feet above finished grade with the ridge line approximately 25 feet above finished grade. Five vehicle bays and the utility room will have a reinforced concrete slab floor system. All flooring will encase radiant tube heating system.

DRAINAGE

The existing storm water runoff is collected on the parcel and on adjacent parcels by existing catch basins located throughout the Northland Plaza. The existing surface is predominately paved or covered with crushed stone. The underlying geology indicates loamy fine sand.

PUBLIC WATER SUPPLY

Public water supply is available from the City of Watertown. The current facility requires an average of 12,100 gallons of water per day. The design peak usage is 43,750 gallons per day.

The water service work will be in accordance with specifications set forth by the City of Watertown Water Department. The work will include connecting to an existing two inch lateral on site. The water will pass through a meter and then through a reduced pressure zone backflow device prior to distribution to the wash equipment.

WASTE WATER TREATMENT

Wastewater from the facility will discharge into nearby public sanitary sewer. The sanitary sewer currently has a lateral on site.

The facility will discharge an average of 12,100 gallons of wastewater per day. The design peak usage is 43,750 gallons per day. The wastewater will be collected in each vehicle bay by a 500 gallon holding tank (grit and sand settling chamber). Collection of all wastewater will then pass through an oil and grease separator with an integral storage tank, 125 gallons per minute, 250 gallon storage capacity (MIFAB, Model No. MI-O-HU-6). The oil and grease separator is designed to produce effluent containing less than 100 mg/L of oil and grease. The effluent from the oil and grease separator will discharge into the public sewer system. Periodic cleaning of the settlement chambers and oil/grease separators will occur through out the life of the facility.

VEHICULAR MOVEMENT

According to the New York State Department of Transportation, approximately 9,270 vehicles per day pass the site along Eastern Boulevard and approximately 11,500 vehicles per day pass the site along State Street.

The facility will be open 24 hours per day, seven days per week. The facility has the potential to service 60,000 vehicles annually. Facilities similar to the proposed project average 150 vehicles per day, or 3 vehicles per hour per bay. Pavement arrows and signs will be available to assist the vehicles with onsite traffic flow.

Vehicles waiting to enter a wash bay will be stored in lanes at the entrance of each bay. The parcel is large enough to store at least five vehicles per bay lane, without accumulating off the property.

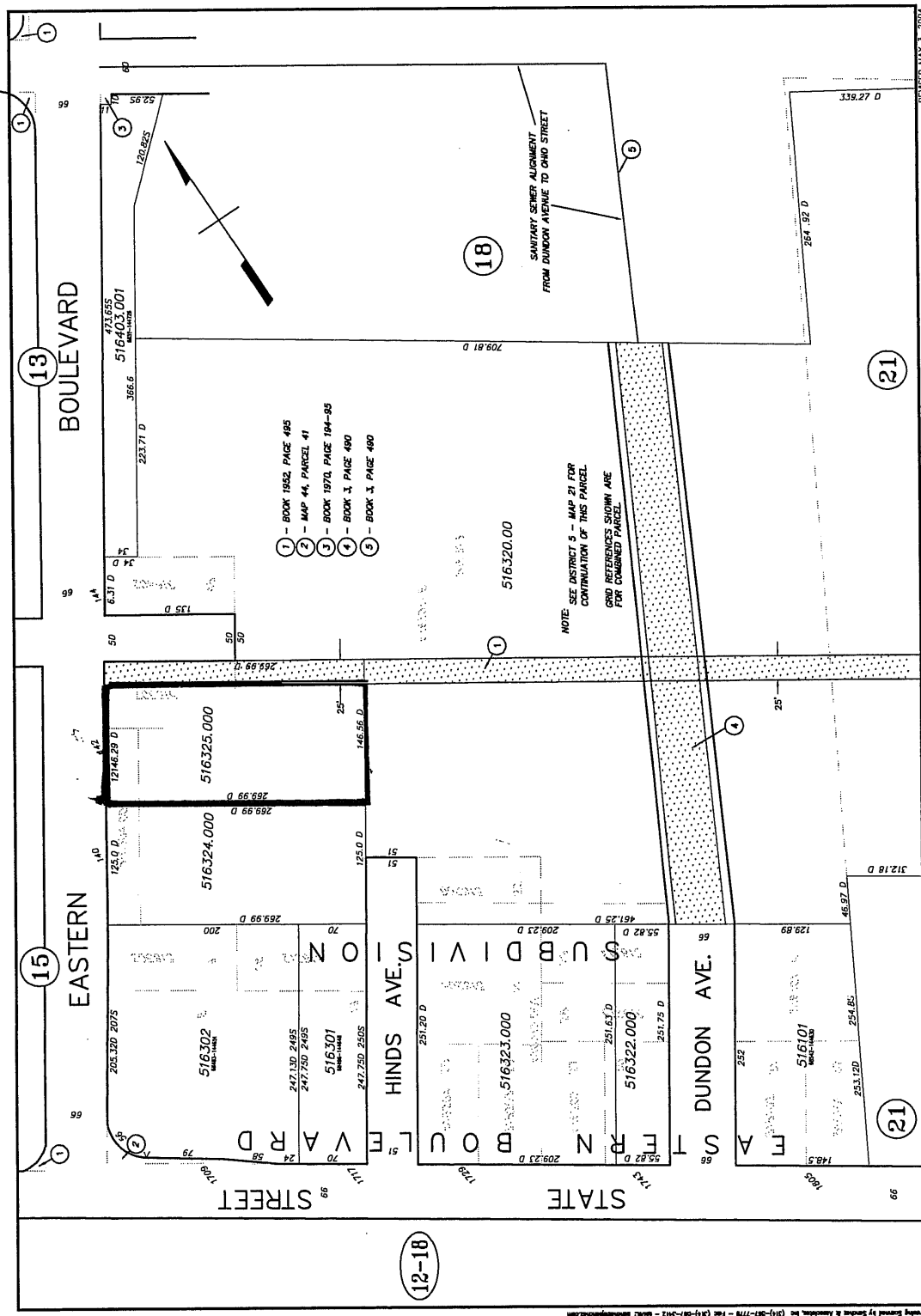
Based on the current traffic flow within the immediate area, the trips generated to and from Precision Wash will not impact the current traffic.

The surfaces of the site will predominately consist of compacted subgrade, 6 inches of granular subbase material. The finished grade will consist of 3 inches of an asphalt wearing surface. Areas adjacent to the structure will consist of the same subbase material but have a 6 inch reinforced concrete surface.

SITE ELECTRIC

The facility will utilize PDQ Manufacturing LaserWash units. Each unit is utilizing approximately a 200 amp service. Five units will require a 3-phase, 1200 amp electrical system. This service will be sufficient for the requirements of lighting, outlets, vacuums and vending machines.

The facility will be operable 24 hours per day, seven days per week. Exterior surface mounted lights will be installed on the faces of the building. In addition, pole mounted lighting will be installed on the vacuum island to illuminate the paved areas. All exterior lighting will be energized from dusk to dawn by the use of a photocell. No source of lighting will be directed to any public street or adjacent property.

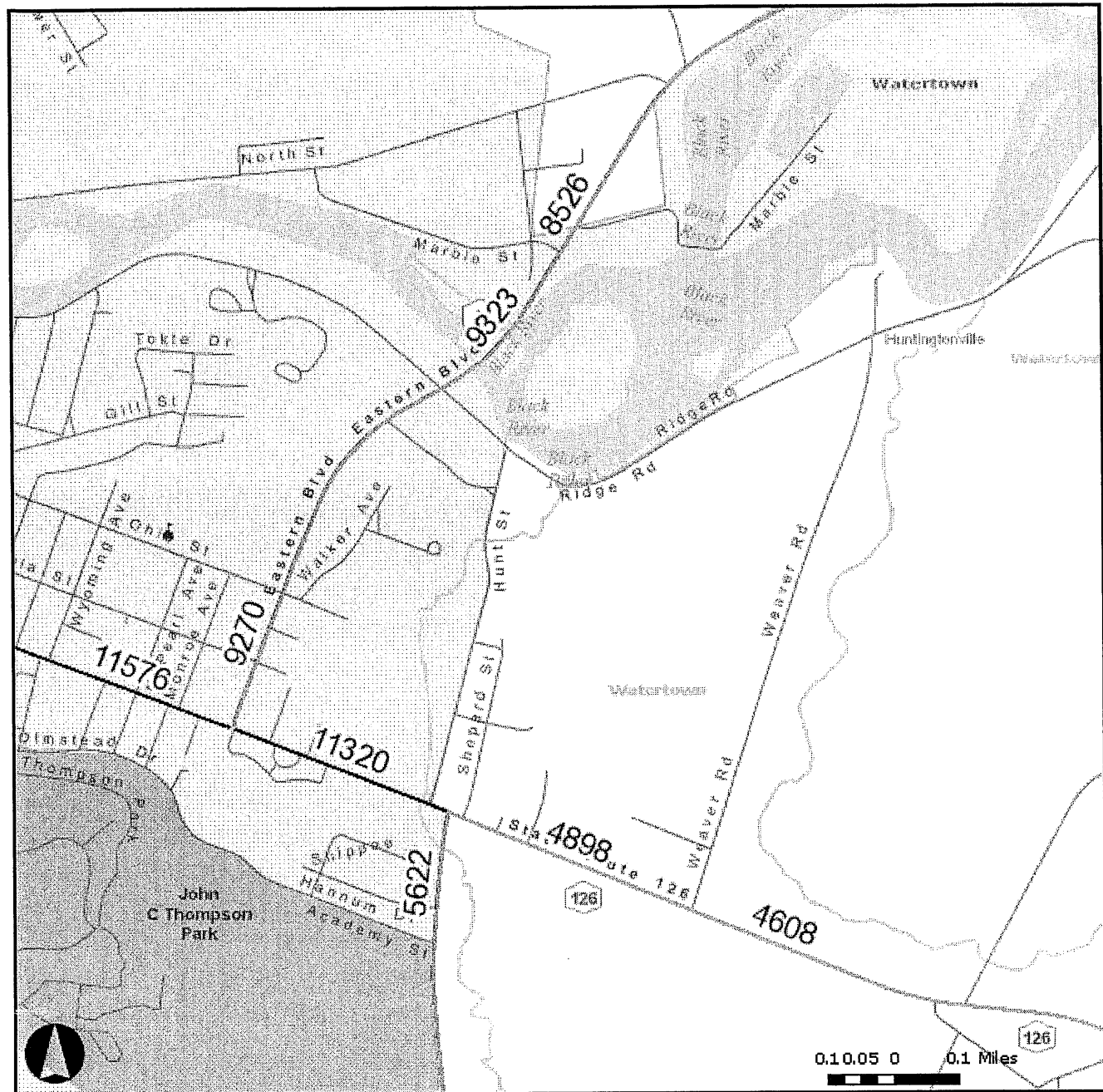


REVISED MAY 3, 2004

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

DISTRICT 5 MAP 16

TRAFFIC MAP



AADT

- No Data
- 1 - 1500
- 1501 - 4000

AADT (continued)

- 4001 - 10000
- 10001 - 25000
- 25001 - 75000
- 75000 - 300000

